

3825 COMMERCE DRIVE

SAINT CHARLES, IL 60174



EXECUTIVE SUMMARY // INDUSTRIAL PROPERTY FOR LEASE



LEASE RATE

\$7.75 SF/YR

OFFERING SUMMARY

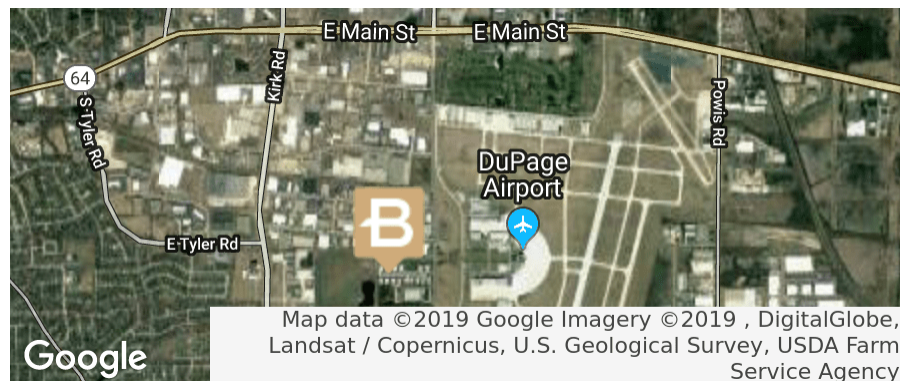
Available SF:	10,361 SF
Office Space:	2,072 SF
Ceiling Height:	18' Clear
Drive-In Doors:	1 (12'x14')
Docks:	1 Exterior
Power:	400 Amps, 480 Volts
Sprinklers:	Yes
Drains:	Triple Catch Basin
Car Parking:	14 Stalls

PROPERTY OVERVIEW

Clean, free-standing industrial building. Fully air conditioned! Triple catch basin drains, sprinklers, offices, overhead door and dock. Ample, paved parking and great visibility and access.

LOCATION OVERVIEW

Well established industrial area with easy access to major transportation routes via Rt. 64 to the north and Rt. 38 to the south.



For More Information:

BRIAN LINDGREN

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MARIA MCNEIL

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ADDITIONAL PHOTOS // INDUSTRIAL PROPERTY FOR LEASE



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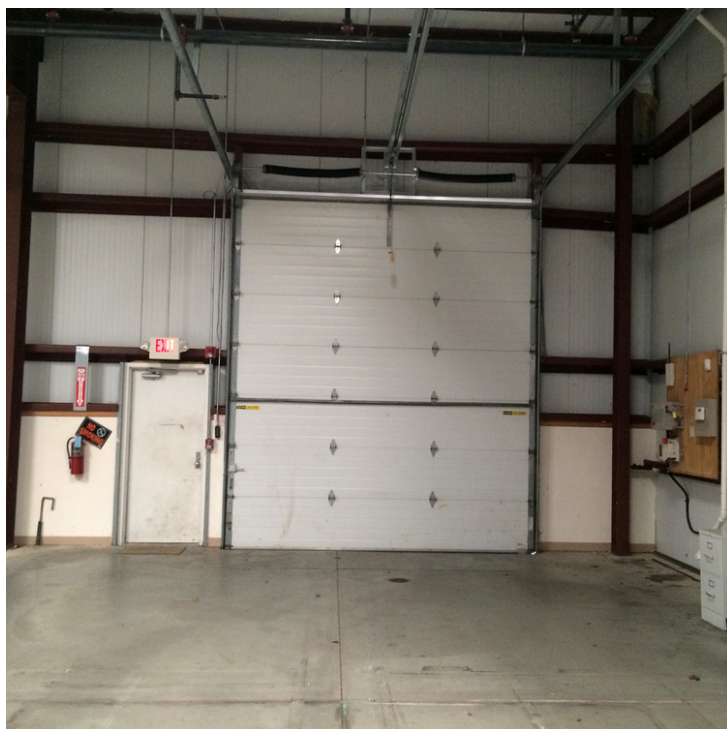
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